090.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	652,700 / 652,700
					USE VALUE:	652,700 / 652,700
					ASSESSED:	652,700 / 652,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		CRAWFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROUGHTON DENNIS J&DONALD P
Owner 2:	TRS/BROUGHTON FMLY TRUST
Owner 3:	
Street 1:	67 CRAWFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BROUGHTON CATHERINE -
Owner 2:	-
Street 1:	67 CRAWFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,743 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1969, having primarily Wood Shingle Exterior and 1790 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3743.000	280,100		372,600	652,700
Total Card	0.086	280,100		372,600	652,700
Total Parcel	0.086	280,100		372,600	652,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.64 | /Parcel: 364.6

Legal Description

User Acct 58056

GIS Ref

GIS Ref

Insp Date 11/29/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 090.0-0005-0004.0

!7341!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	280,000	0	3,743.	372,600	652,600	652,600	Year End Roll	12/18/2019
2019	101	FV	236,600	0	3,743.	377,900	614,500	614,500	Year End Roll	1/3/2019
2018	101	FV	236,600	0	3,743.	282,100	518,700	518,700	Year End Roll	12/20/2017
2017	101	FV	236,600	0	3,743.	255,500	492,100	492,100	Year End Roll	1/3/2017
2016	101	FV	236,600	0	3,743.	244,900	481,500	481,500	Year End	1/4/2016
2015	101	FV	232,200	0	3,743.	207,600	439,800	439,800	Year End Roll	12/11/2014
2014	101	FV	232,200	0	3,743.	196,900	429,100	429,100	Year End Roll	12/16/2013
2013	101	FV	232,200	0	3,743.	187,400	419,600	419,600		12/13/2012

PRINT

Date	Time
12/10/20	21:59:21

LAST REV

Date	Time
07/11/19	15:08:22

apro

7341

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROUGHTON CATHE	57374-258		8/31/2011	Convenience	99	No	No		
BROUGHTON CATHE	57299-343		8/16/2011	Convenience	99	No	No		
BROUGHTON DONAL	30652-573		6/29/2001	Convenience	37,071	No	No		
	11987-703		4/26/1971		29,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	Inspected	CC	Chris C
11/7/2018	MEAS&NOTICE	CC	Chris C
12/8/2008	Meas/Inspect	336	PATRIOT
5/3/2000	Inspected	276	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	58056
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3743		Sq. Ft.	Site		0	70.	1.42	5									372,604						372,600	

Total AC/HA: 0.08593 | Total SF/SM: 3743 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 372,604 | Spl Credit | Total: 372,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	25.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	25.9	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	184.072
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	377980
Depreciation:	97897
Depreciated Total:	280083

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

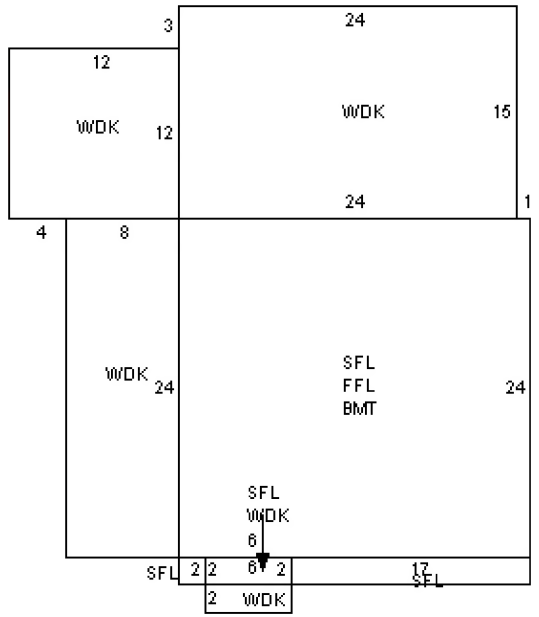
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.07
Special Features:	0	Val/Su Net:	108.99
Final Total:	280100	Val/Su SzAd	224.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
WDK	Deck	720	7.460	5,373
SFL	Second Floor	650	184.070	119,647
BMT	Basement	600	87.530	52,516
FFL	First Floor	600	184.070	110,444

Net Sketched Area:	2,570			Total:	287,980
Size Ad	1250	Gross Are	2570	FinArea	1790

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	